

# *Reflections...*



*2014 Annual Report*



# Reflections...

The vision begins here. Elected representatives reflect on past actions and determine the best pathway to creating a high quality of life for residents and businesses who have invested in Fairfield's future. Under Fairfield's Charter, the Mayor serves as the head of government. Residents also directly elect City Council, comprised of seven members, four of whom are elected from wards, three of whom are elected at-large. Fairfield's Charter directs that the City operates under the Council-Manager form of government, combining the strong political leadership of elected officials with the professional expertise of an appointed City Manager.

The elected officials are responsible for careful planning that anticipates future needs. Such planning by elected officials and staff has enabled the City of Fairfield to endure the global recession with minimal impact on the services provided to residents and businesses. While the City implemented internal cost-saving measures as the nation's economy worsened, much of the preparation had already been accomplished years in advance through Fairfield's elected officials' direction to staff, who had been steadily building reserves in anticipation of such a scenario.

As a result of the Mayor and City Council's preparation, collective vision and passion, Fairfield is a sustainable, robust

community. While many communities are just now emerging from difficult financial times, Fairfield's advanced preparation has poised the City for a prosperous future.

City Council is responsible for establishing City policy and enacting legislation to guide the direction of the municipal government. Other responsibilities include the establishment of rates for public utilities and the authority to retain independent, certified public accountants to audit City records. The City Manager serves as the City's chief executive officer, overseeing the day-to-day operations of the City.

City Council is comprised of seven committees: Community and Public Relations; Development Services; Finance & Budget; Parks, Recreation & Environment; Public Safety; Public Utilities; and Public Works. Each Council member serves as a chairperson, a vice chair and a member on three separate committees.

City Council and the Mayor are supported by a Clerk of Council who is responsible for agenda preparation, information packets, media notification and record keeping of Council actions and legislative decisions. The Clerk also responds to the information requests of Fairfield's elected officials.





# *Mayor & City Council*



**Steve Miller**  
*Mayor*



**Chad Oberson**  
*Council Member  
at Large*



**Mike Snyder**  
*Council Member  
at Large*



**Bill Woeste**  
*Council Member  
at Large*



**Adam B. Jones**  
*Council Member  
First Ward*



**Marty Judd**  
*Council Member  
Second Ward*



**Debbie Pennington**  
*Council Member  
Third Ward*



**Terry Senger**  
*Council Member  
Fourth Ward*





*At the entrance to Fairfield's Village Green quadrant on Pleasant Avenue stands a simple bronzework entitled "Family." While the artwork is among several situated throughout the community, this one is unique. Unlike other works that can be admired in a park setting or along a walking path, "Family" stands along a busy highway as the embodiment of Fairfield's focus. Throughout the years, decisions have been made and plans have been formulated to ultimately enhance the quality of life for every resident and every family.*





Dear Members of the Fairfield Family,

There are times in the life cycle of a community when it is important to reflect on past accomplishments in anticipation of future aspirations. Commencing some 60 years ago Fairfield embarked on a daunting "to do" list of essential projects, inclusive of streets, bridges and water and sewer lines, during its early years of growth and development. Over time the City amassed an infrastructure network upon which it could grow its economy into the future. In that same period, the City's elected and appointed leadership recognized the need to develop its essential public safety capabilities. During the ensuing years the community's fire and police services have been nurtured and supported with professional training and state of the art facilities and equipment.

More recently, an increased emphasis has been placed on supplementing the basic responsibilities of local government with citizen focused "quality of life" services and facilities. Manifestations of those initiatives are found in the City's extensive array of parks; most notably the Fairfield Village Green, where our community gathers to enjoy outdoor concerts, indoor arts and cultural events and library sponsored educational endeavors.

The growth and evolution of our City has not been by accident. Its foundation has been strengthened by careful planning, sound financial management and the dedication of Fairfield's residents in participating in meaningful ways in the daily life of the community. Over the past decade and a half the City has been able to reach a number of organization milestones and complete a vast array of significant capital improvements. This year's annual report highlights many of those achievements; which are a direct result of strong community support, enlightened elected leadership and dedicated and capable staff.

As we reflect on the City's progress and change, we take note that there have been challenges and opportunities that have been on our growth path along the way. That perspective will continue to provide future residents, businesspersons and the community's leadership with the skills and tools necessary to effectively transition to new visions for the City that we are proud to call home.

Most sincerely,

Arthur E. Pizzano  
City Manager



Arthur E. Pizzano

# Development Services

As families reflect upon their dreams, they realize those dreams begin with hard work and a good job. In 2014, the national and local economy showed signs of fully emerging from the economic recession which began in 2008. Employment was up, total payroll increased, and commercial building vacancy rates fell.

During 2014, Fairfield experienced numerous business expansions with more than \$25 million dollars of new investment. Clearly, businesses have become confident enough in the national and local economies to again invest in large scale expansion projects. These expansions included:

## ■ Takumi

**Stamping:** The Japanese auto parts manufacturer completed a 46,000 square foot addition to its Seward Road facility in early 2014.



## ■ Machintek:

The highly sophisticated machine shop commenced an expansion project that will double the size of its Port Union Road facility.



■ **Element Materials Technology:** After completing an expansion of the office and laboratory spaces, the international testing laboratory plans to consolidate three local offices into its Port Union Road facility.



■ **Calvary Industries:** The chemical supplier constructed a warehouse addition on Seward Road in Fairfield, retaining and adding jobs here rather than at the company's Louisiana plant.



■ **C&T Design and Equipment Company:** The national restaurant equipment supplier is nearly doubling its Port Union Road warehouse.

## ■ Oliver-Tolas Company:

The specialty healthcare packaging firm started construction on a large expansion of its Symmes Road facility.



■ **Clinical Supply Company:** The medical and dental supplies distributor completed a 12,000 square foot addition to its Seward Road warehouse.

Such expansions at Fairfield's existing businesses are especially important as vacant land in Fairfield becomes increasingly scarce. When existing businesses invest in their facilities, often additional jobs are created. The tax revenues produced by Fairfield's vibrant business community better enable the City to provide the high quality of public services so important for an enhanced quality of life for all residents.

## SIGNIFICANT ACHIEVEMENTS

- To help maximize property values, the City strengthened Code Enforcement in the shadow of the mortgage foreclosure crisis of 2008.
- In 2000, the Village Green Park and Amphitheatre were completed and dedicated to Fairfield residents. The Lane Public Library opened in 2001, followed by the Community Arts Center in 2006.
- Murals were painted on the exterior of the Fairfield Post Office in 2006.





# Finance

A budget is an important tool. Reflecting on historic needs and projecting into the future, a well planned budget provides an estimate of expected revenue and expenses for a given period. The income and expenditures need to be in balance to provide for continued financial stability as the City reflects into the future. Fairfield has two separate budgets: the Operating Budget and the Capital Improvement Program, which reflects long-term requirements for significant projects.

The 2014 operating budget totaled \$66.9 million and the capital improvement program totaled \$10.5 million. The numbers on the following pages reflect actual monies spent for the combined budgets. The largest allocations of monies were Security of Persons and Property (Police and Fire) and Capital Outlay (see chart and table on page 7).

Revenues are projected based on current economic, legal and historical factors. The total revenues need to meet or exceed the projected expenses in a given budget year.

The largest single source of revenue for the City is income tax. At 1.5%, the City's income tax generated \$27.8 million. Based the total tax revenue for 2014, \$22.24 million funded general operations, including police, public works and development services; \$2.78 million funded street improvements, including annual paving, storm water and concrete repairs; and \$2.78 million went to capital improvements, including building maintenance, fleet and technology replacements.

Another indicator that reflects the City's financial security is its bond rating, similar to an individual's credit score. The stronger or higher the rating; the less risk involved and the less cost to do business. Fairfield uses Moody's Investor Services, which rates on a letter/numeric scale: Aaa, Aa1, Aa2,

Aa3, A1, A2, A3, Baa1, Baa2, Baa3, Ba1, Ba2, Ba3, B1, B2, B3, Caa, Ca1, Ca2, Ca3, and C. All ratings of Baa3 and above are considered investment grade quality. Fairfield's rating was affirmed at Aa1 on March 3, 2014, demonstrating a strong, stable operation for generations to come.



David Lauridsen and Jeff Trimmer (kneeling) work on the City's main servers.



New Tax Office opened in 2006



Utility Billing Office opened in 2011

## SIGNIFICANT ACHIEVEMENTS

- In 2010, the City's bond rating was upgraded to Aa1, the second highest possible rating from the highly respected Moody's Investment Services. The highly favorable rating was again affirmed in 2014.
- To provide better service to residents, the Utility Billing Office at the Municipal Building was remodeled in 2011.
- After the new Lane Public Library opened in 2001, the former library at 701 Wessel Drive was repurposed for use as an office for the Parks and Recreation Department. Following construction of the Community Arts Center, the space was remodeled for use by the Finance Department's Income Tax and Information Technology divisions in 2006.





# 2014 Revenues



	2013	2014
Income Taxes	\$25,473,460	\$23,191,406
Property Taxes	5,367,975	5,641,924
Grants and Entitlements	6,489,282	4,776,428
Charges for Services	17,318,275	17,711,162
Fines, Licenses and Permits	1,961,943	1,894,424
Debt Proceeds	9,570	7,859
Interest Earnings	178,690	154,375
Contributions and Donations	100,000	0
Reimbursements	725,483	416,291
Other	452,507	546,427
<b>Total Revenues</b>	<b>\$58,077,185</b>	<b>\$54,340,296</b>

This overview of the City's financial operation for the fiscal year ended December 31, 2014, is presented on a cash basis and is not intended to be presented in conformance with Generally Accepted Accounting Principles (GAAP). The City's audited financial statements are generally completed six months after the end of the fiscal year, with an official audit report completed soon thereafter.



# 2014 Expenditures



	2013	2014
<b><u>Government Activities</u></b>		
General Government	\$7,228,581	\$7,972,013
Security of Persons and Property	15,586,254	16,322,640
Public Health Services	21,746	21,581
Transportation	3,013,533	3,427,581
Community Environment	1,344,529	1,431,503
Basic Utility Services	535,688	477,816
Leisure Time Activities	2,453,402	2,606,858
Debt Service Payments	3,243,847	3,949,622
Capital Outlay	4,826,997	5,853,674
<b>Total Government Activities</b>	<b>\$38,254,307</b>	<b>\$42,063,288</b>
<b><u>Business-Type Activities</u></b>		
Water Utility	\$4,549,366	5,103,965
Sewer Utility	6,538,205	6,849,629
Solid Waste Utility	2,136,726	2,170,537
Recreation Facilities	2,034,411	2,147,269
<b>Total Business-Type Activities</b>	<b>\$15,258,708</b>	<b>\$16,271,400</b>
<b>Total Expenditures</b>	<b>\$53,513,015</b>	<b>\$58,334,688</b>
<b>Excess of Revenues Over (Under) Expenditures</b>	<b>\$4,564,170</b>	<b>\$(3,994,392)</b>



# Public Utilities

A turn of the tap, a quick flush, and the day begins for most Fairfield residents. Seldom do residents reflect on — or likely care — where the water originates or where it goes. Yet, scores of dedicated employees work around the clock to ensure abundant pure water flows and wastewater is thoroughly treated.

During 2014, crews produced more than 1.8 billion gallons of drinking water and treated about 1.8 billion gallons of sewage. Full-time lab technicians meticulously test samples to ensure water is pure and treated water meets or exceeds stringent federal standards before being returned into the environment.

Crews use video cameras to regularly inspect sewer lines. In 2014, technicians inspected more than 13 miles of lines. Other crews cleaned more than 31 miles of lines to prevent problems.

The key is to plan for replacement of aging lines, which was undertaken recently around Shearwater Drive and in areas



*Crews proactively replace aging water lines along Shearwater Drive. A systematic plan is in place to replace older lines in the City before they present supply problems.*

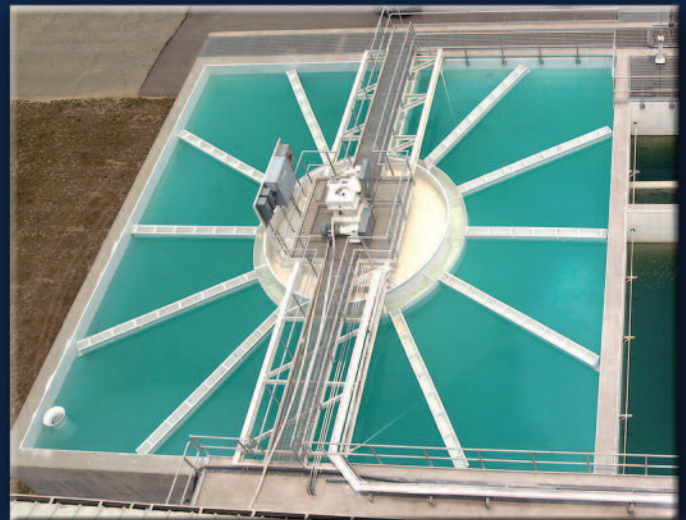
along Magie Avenue. Considering some lines were originally installed in the 1950s, the need for a systematically planned replacement program becomes more important with each passing year. Such proactive upgrades allow the City to budget for improvements without waiting for a wide scale series of failures.

Even with recent upgrades and proactive planning, crews responded to 81 water main breaks in various locations, many during the bitter cold of winter early in 2014.

A well maintained utility system, combined with highly efficient operations, has enabled the City to maintain water rates that are consistently among the lowest in Southwest Ohio.

## SIGNIFICANT ACHIEVEMENTS

- In 2012, the Public Utilities Department sought and received prestigious national accreditation from the American Public Works Association. The designation demonstrates that the department is operating at the highest level of efficiency.
- The dream of the late Joe Nuxhall came to fruition in 2012 when the Miracle League Fields at Hatton Park were constructed — much of it by volunteers — within the well fields of the Public Utilities Department on Groh Lane.
- To accommodate demand and future need, expansions were undertaken to both the Water Treatment Plant and the Wastewater Treatment Plant in 2000.
- A proactive upgrade of sewer lines throughout the City from 1996 to 2000 addresses issues created by aging lines.





# Public Works

Many families drive along Fairfield roadways and never reflect on those who maintain the highway... or the landscaping... or the signage. That's okay. It means the Public Works Department is doing its job.

From its annual collection of brush and leaves, to tending to the manicured medians that leave a lasting impression of a thriving community, Public Works employees quietly serve. Roads and public buildings are maintained, infrastructure inspections are undertaken, and icy roads are made safe.

In 2014, major projects included:

■ **I-275/Gilmore/Winton Improvement:** This major project began in 2011. The primary objective of the project was to improve traffic flow. The project also included major enhancements for vehicles and pedestrians. The focal point of the project is a new gateway bridge over I-275. Much of the construction was funded by state, regional and county grants.

■ **Road Improvements:** While crews worked on many roads throughout the year, major projects included Winton Road



(between John Gray Road and State Route 4), Seward Road (between State Route 4 and Port Union Road) and Ross Road (from Mack Road to Woodridge Drive).

One Public Works service which has grown over the years is the placement of a dumpster-like container at a residence for disposal of brush and limbs. Requests for the service have increased from 376 in 2008 to 590 in 2014.



## SIGNIFICANT ACHIEVEMENTS

- The widening of the State Route 4 By Pass was completed in 2012.
- To better assure residents that their Public Works Department provides efficient, cost effective services, the department sought and received prestigious national accreditation from the American Public Works Association in 2004.
- After outgrowing its former location on Groh Lane in 1999, the Public Works Department relocated to a larger, former industrial complex on North Gilmore Road.
- To address long-term flooding/drainage issues, the Public Works Department began constructing a series of large scale detention basins in 1998. The basins and other measures have reduced drainage problems. Thanks to a federal program, the City purchased 45 homes in flood-prone areas to return the land to green space.





# Parks & Recreation

When reflecting on treasured family memories, Fairfield residents can often recall special moments enjoyed at an event organized by the Fairfield Parks & Recreation Department. Whether an Easter Egg Hunt, summer camp, concert or a fall day in the Pumpkin Patch, special family moments abound.

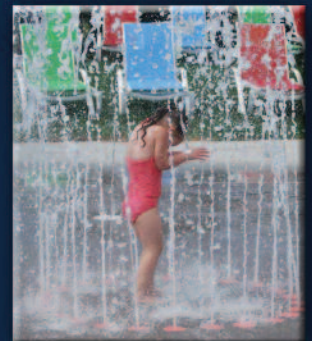
At the Aquatic Center, which was renovated in 2014, admissions increased 2.3 percent totalling 24,641 admissions. At the Fairfield Greens Golf Courses, golfers played 45,637 rounds. Thousands enjoyed programs at the Community Arts Center (CAC), where scores of residents participated in a variety of programs. During 2014, the CAC also hosted 41 theatre productions accounting for 100 performances. At the Marsh Fishing Lake, 5,116 guests relaxed while trying to hook a prized catch.



The City of Fairfield maintains 37 parks and recreation

facilities totaling 665 acres. In addition to facilities previously noted, facilities also include the 1817 Elisha Morgan Farm Mansion, eleven miles of bike/hike paths and two historical cemeteries. Huffman Park, Fairfield's newest facility, finished its first full year of nature-oriented programming promoting environmental stewardship.

Parks programming is also serious business. The economic impact of quantifiable recreational events (such as the MASC soccer tournament, Classic Car Cruise-In, Bio-Wheels/UCI Cyclocross Race and British Car Show) is conservatively estimated at well more than \$5.3 million.



Despite an inventory of hundreds of programs, the Parks & Recreation Department continues to seek input for further improvement of its vast offerings. By the end of 2014, the department concluded research for a new 10-year comprehensive master plan to guide services into the next decade.

After years of preparation and effort, the Parks & Recreation Department earned prestigious accreditation from the Commission for Accreditation for Park and Recreation Agencies. The achievement places Fairfield among only 135 agencies to earn the recognition nationally.



## SIGNIFICANT ACHIEVEMENTS

- Earned national accreditation from the Commission for Accreditation for Park and Recreation Agencies in 2014.
- The Huffman Park Natural Discovery Center opened in 2012.
- The new Clubhouse and Phalen Banquet Center opened in 2008 at the Fairfield Greens South Trace Golf Course.
- The Fairfield Community Arts Center opened in 2005 adjacent to Village Green Park.
- The Fairfield-Hamilton Skate Park in Joyce Park opened in 2004.
- As part of a flood detention project, the Fairfield Greens North Trace opened in 2002, offering a new nine-hole golf course.
- To commemorate unsung heroes, Fairfield dedicated Veterans Memorial Park in 2001.
- The Fairfield Youth Football Fields opened in 2000.
- The Fairfield Aquatic Center opened in 1998.





# Municipal Court

The operation of a judicial system is reflective of society's expectations to address crime. The court once was expected to determine guilt or innocence, then impose a fine and/or jail sentence. Societal changes and legislative mandates now place an added responsibility on the judicial system to protect the public, yet provide programs to intervene and help an offender, when possible.

Two such programs have been introduced in the Fairfield Municipal Court, the Treatment Alternative Court (TAC) and the Sobriety, Treatment, Accountability and Recovery (STAR) Court. Both innovative programs received state certification during 2014 and were recognized as innovative, effective judicial programs. While violent offenders face incarceration, non-violent defendants may

receive a sentence that includes monitored house arrest, mandated participation in therapy/counseling programs, community service and/or probation.

In 2000, the Fairfield Municipal Court was the second in Ohio to



**Joyce Campbell**  
*Judge*

establish a special mental health court docket to address needs of non-violent defendants with mental illness. The Treatment Alternative Court has been applauded as an innovative approach to hold offenders accountable, but offer tools to overcome issues that impact them and their community. The STAR Court addresses repeat offenders charged with OVI (Operating a Vehicle under the Influence). The program addresses the root problems of defendants so they are less likely to become repeat offenders.

Another innovative program introduced by the Fairfield Municipal Court was to convene a session at Fairfield Senior High School so that students could observe first-hand how the justice system works. The

unique concept to have actual cases adjudicated before a live audience of students was among the first — if not the first — in Ohio. Introduced by Judge Keith Spaeth, Judge Campbell has held a session of her court annually at the high school since taking over the bench in 1999.

Caseloads in the court have trended downward, with traffic cases down 12 percent since 2010. Criminal cases in Fairfield Municipal Court have declined 34 percent since 2010. Civil and small claims have also declined 25 percent.



## SIGNIFICANT ACHIEVEMENTS

- Fairfield's new court was dedicated in 2006 with the opening of the Fairfield Justice Center.
- Fairfield introduces the innovative Treat Alternative Court to address non-violent cases of persons with mental health issues in 2000.
- To focus help for repeat offenders charged with OVI (Operating a Vehicle under the Influence), Fairfield Municipal Court initiates the STAR (Sobriety, Treatment, Accountability and Recovery) Court in 2008.





# Fire & Rescue Services

Confidence in knowing help is always near is perhaps the most fundamental element of a community's quality of life. Within seconds of calling 9-1-1, dispatchers sound alarms at the nearest available fire station and have highly trained, well equipped fire fighters and paramedics on their way to address any fire or medical emergency. During 2014, an average of 16 such calls were made every day to the Fairfield Fire Department. Of the 5,870 calls in 2014, 944 related to a fire emergency and 4,946 required medical response by paramedics. When compared to 2005, fire calls dropped by six percent while responses by paramedics jumped by nearly 28 percent.

Despite the increase in calls, the Fairfield Fire Department has addressed the needs of a thriving community with the same number of personnel as staffing levels in 2006. That year, Fairfield transitioned from contracting for paramedic services to maintaining its own service with a staff of professionals cross-trained as firefighters and paramedics.

Training and professionalism of personnel are key elements in the success of the Fairfield Fire Department. While remaining in-service, personnel can take on-line classes or improve their skills with hands-on training at Fairfield's own fire training complex on Groh Lane. The training complex is used by a growing number of area fire departments, as well as Butler



Tech's high school firefighter training program, for advanced training and live-burn scenarios.

Even when off-duty, scores of Fairfield Firefighters and Paramedics donate their time to interact with families and stage monthly Movies in the Park at the Village Green Amphitheater. Over the years, the event has grown exponentially to attract hundreds of guests to see first-run family oriented movies... complete with free snacks and door prizes, thanks to a growing number of generous corporate sponsors.



## SIGNIFICANT ACHIEVEMENTS

- The Fairfield Fire Department established a dedicated training complex on Groh Lane in 2004.
- In 2003, expansion was necessary at Fire Station 3 on Winton Road to accommodate 24 hour staffing.
- Fire Station 2 on State Route 4 was replaced in 2000. The original station was constructed in 1955 and was significantly outdated.
- In 2001, the Fairfield Fire Department began staffing all three stations with personnel trained as both firefighter and paramedic. Previously, the department employed outside paramedics to respond to medical emergencies.





# Police Services

As Fairfield families and business leaders reflect on their daily routine, safety and security are paramount. At any moment, a Fairfield Police Officer is moments away. In Fairfield's school buildings, an officer is present daily as part of routine visits. In many schools, an officer is onsite full time to establish a rapport with students and guard against the unthinkable that too often captures headlines. Twice during 2014, concerning postings on social media were flagged to officers who intervened to provide help for troubled students.

Overall crime in Fairfield continues to trend downward. In 2014, reportable crime dropped to 1,356 cases, a 35 percent decline since 2000. Overall, violent crime dropped by 32 percent during that period.

Technology has played an important role in enabling the Fairfield Police Department to provide efficient operations. Today's law enforcement operations require far more than simple radio communication. The system is now a wide area, high speed computer network. In recent years, Butler County Commissioners, the Sheriff's Office and county-wide first responders have introduced a new communication network using the latest state-of-the-art technology to not only coordinate departmental functions, but also to quickly interconnect with other agencies when needed.

During 2014, the Fairfield Police Department began final preparations for renewing national accreditation with the Commission on Accreditation of Law Enforcement Agencies (CALEA). The Fairfield Police Department earned its initial



accreditation in 2003. The most recent accreditation received CALEA's highest award of Advanced Accreditation with Excellence.



*School Resource Officer Kevin Harrington with students at Fairfield High School.*

Each of Fairfield's police officers face uncertainty every time they wear their uniform. During 2014, four officers faced uncertain danger when responding to a reported shooting incident. Sergeants Amy Mays and Steve Maynard, and Police Officers Brian Rednour and Martin Day tactically entered a residence to rescue the victim not knowing if the shooter was still present. The four received the prestigious Police Medal, awarded to those who distinguish themselves by bravery or heroism.

## SIGNIFICANT ACHIEVEMENTS

- Compared to reportable crime rates in 2000, Fairfield has seen reportable crime decline by 35 percent. Violent crime has declined by 32 percent since 2000.
- The Police Department moved into its new headquarters in the Fairfield Justice Center in 2006.
- The Fairfield Police Department earned its first national accreditation from the Commission on Accreditation of Law Enforcement Agencies in 2003.







**City of Fairfield**  
**5350 Pleasant Avenue**  
**Fairfield OH 45014**  
**[www.fairfield-city.org](http://www.fairfield-city.org)**

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